



The Bell

Ref: 3858260

Greenfield Road, Westoning, Buckinghamshire, MK45 5JH

Freehold: Offers over £495,000

Popular Pub/Restaurant in affluent area

Bar/Lounge (20) Restaurant (50)

Five bedroom owners accommodation

Large trade garden (80) and parking

Excellent investment opportunity

Immediate possession available





Description

A detached, three storey property that sits in a c.quarter of an acre plot. There is a large trade garden to the rear with an adjacent car park, suitable for c.25 vehicles. The ground floor trading area is decorated in a traditional style with exposed timber beams, fireplace and a bar servery. The first and second floors contain ample owner/staff accommodation.

Location

A well supported village pub in the affluent Bedfordshire village of Westoning. It is well placed on a corner plot with ample passing traffic.

The pub benefits from business from several local towns and villages including Flitwick, Ampthill, Toddington and Milton Keynes.

Internal Details

Bar area - 20

Restaurant - 50

Commercial Kitchen with wash up and separate prep room

Ladies and gents WC's

Basement beer cellar

Five bedrooms, kitchen and bathroom above the pub (can be divided into two separate flats)





External Details

A large trade garden and patio that can accommodate c.80 people. Parking for c.25 cars.

Fixtures & Fittings

We have been advised that the F&F is owned by the outgoing tenant and can be purchased as part of the deal (offer dependant)

Trading Information

As the pub has been run by a tenant then limited account information is available. We have been verbally told however that the business has an average gross turnover of between £10-12k per week.

Business Rates

The business has a rateable value of £18,500 (payable is c.half of this)

Owner's Accommodation

Owners/staff accommodation consisting of five bedrooms, a kitchen and bathroom.

The Opportunity

The Bell offers a new operator with a significant opportunity to continue operating this well established business that has been supported by the local community for many years.

The business is currently being run by a tenant but they will be leaving upon completion of the sale allowing increased flexibility to a new operator.

Trading Hours

The pub trades six days a week (closed on a Monday)

Regulatory

Premises licence.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Reading



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